

MINUTES
CHICOPEE MOBILEHOME RENT CONTROL BOARD
JUNE 6, 2016 @ 6:00 P.M.
BLUE BIRD MHC, LLC

MEMBERS PRESENT

Robert Hopkins, Sharyn Riley, Joshua Clark, Lester Gagne, Fides Ushe

ALSO PRESENT

Christine Pikula, Attorney to the Board
Chantal Paul, Secretary

OLD BUSINESS

Robert Hopkins: This is a meeting of the Chicopee Mobilehome Rent Control Board. It's a regular posted meeting and we do not have any hearings tonight. Could you the members of the Board state your names for the recording....

Fides Ushe -- Here, Sharyn Riley, present, Joshua Clark, present, Les Gagne, present, Chantal Paul, present, Attorney Pikula present, Bob Hopkins, Chair, present.

The nature of the meeting tonight was requested... first of all, we are in open session. However, we are going to go into Executive Session. The purpose of Executive Session is to discuss items that can be reviewed without compromising the purpose of which the Executive Session was called, which is the fact to obtain some legal advice as to how to proceed. The public body will reconvene in open session at the end of the Executive Session. The minutes are discoverable, correct?

Attorney Pikula: I'm not sure.

Robert Hopkins: We will record them as to their availability. We have to keep active records and must be recorded by roll call and the public body may only discuss matters in which the Executive Session was called, which primarily is to discuss the legal advice.

Sharyn Riley: I make a motion to go into Executive Session.

Joshua Clark: I second the motion to go into Executive Session.

Robert Hopkins: Roll call...

Fides Ushe: Yes.

Sharyn Riley: Yes.

Joshua Clark: Yes.

Les Gagne: Yes.

Robert Hopkins: Chair, yes.

All in favor and Motion passes unanimously.

We are going to adjourn to go into Executive Session and we will reconvene back here to close the session out.

Robert Hopkins: Our continuation of the meeting of the Mobilehome Rent Control Board out of Executive Session and proceed with our agenda. First order of business is a motion on the minutes from the last meeting.

Joshua Clark: Motion to approve the minutes of the last meeting.

Les Gagne: I second.

Robert Hopkins: Any discussion...

Joshua Clark: Just one comment...want to make sure that it was put in the minutes that I made the Motion to nominate myself as chair, for the record it wasn't Les, it was me.

Robert Hopkins: Any further discussion.. All in favor?

Board: I. **All in favor and Motion passes unanimously.**

Joshua Clark: And we have minutes from the July 22, 2015. So I move to approve the minutes of July 22, 2015 meeting.

Sharyn Riley: I'll second that motion.

Robert Hopkins: All in favor?

Board: I. **All in favor and Motion passes unanimously.**

Robert Hopkins: We have a request for rent increase. In the meantime we have received a request from tenants that they are represented by Attorney Feldman, who is here. Attorney Feldman is unavailable for the meeting date that is set, which is July 11th. We are willing to take under advisement tonight a mutually acceptable date prior to that. As a courtesy, we are going to move the date, if there's a motion made to that effect.

Mr. Dugre...is Thursday, July 7th okay with you?

Marc Dugre: Yes.

Robert Hopkins: May we have a motion to move the date to July 7th:

Fides Ushe: I make the motion.

Sharyn Riley: I second.

Robert Hopkins: All in favor?

Board: I. *All in favor and Motion passes unanimously.*

Robert Hopkins: The July 7th meeting will be held at Chicopee High School Auditorium. Any other old business?

NEW BUSINESS

Robert Hopkins: Can I nominate a Vice Chair...I make a motion that Joshua be the Vice Chair.

Sharyn Riley: I second.

Robert Hopkins: Discussion...All in favor?

Board: I. *All in favor and Motion passes unanimously.*

Marc Dugre: Is it necessary that the landlord has to notify all the tenants because they are represented by an attorney?

Robert Hopkins: Well, as you are aware there is a provision in the bylaws that says the reasonable mailing, expenses and photocopying are to be charged to the other side.

Attorney Pikula: I would ask for a list of the tenants represented by Attorney Feldman.

Robert Hopkins: It is suggested that Mr. Dugre only notify those people who are not represented by Attorney Feldman. We do not require certified mail.

Let the record show that we have a proposal from Attorney Feldman for the tenants which was due today and is dated today.

So we have receipt of the rebuttal. Next item would be the discussion of changing the Rules.

Attorney Pikula: Not necessarily changing the Rules, just to clarify that the Rules go both ways between tenants and owners and owners and tenants. Just to clarify the language. I will provide a draft to the Board.

Robert Hopkins: Suggestion made by our Counselor that we make a motion allowing changing the language.

Joshua Clark: So I move that legal counsel provide us with a draft of bylaws of Mobilehome Rent Control Board with any changes that might satisfy the desire to make it more effective.

Fides Ushe: I second.

Robert Hopkins: Any discussion All in Favor.

Board: Yes. *All in favor and Motion passes unanimously.*

Robert Hopkins: It was suggested that someone make a motion that we have regularly meeting times and dates throughout the entire year. Is there a motion that we have them quarterly, monthly...

Fides Ushe: I suggest we have then once every month.

Robert Hopkins: Motion on the floor that we meet once a month. Do we have a second on the motion.

Joshua Clark: Second.

Robert Hopkins: Discussion on the Motion that we meet once a month?

Discussion on what works best...

Les Gagne: Let's go with Mondays.

Joshua Clark: I think August to reconvene.

Robert Hopkins: Vote, ready to call a motion.

Robert Hopkins: Meet on Mondays, last Monday of the month, beginning in August. All in favor?

Board: I. *All in favor and Motion passes unanimously.*

Motion to adjourn at 6:45.